



**154 Tuscany Summit Square NW
Calgary, Alberta**

MLS # A2255337



\$495,900

Division:	Tuscany		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,254 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Landscaped, Lawn, Level,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d57
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	T.V. wall mounts, security system is optional		

It is here!!! Discover the perfect blend of comfort, convenience, and community in this beautifully maintained townhome located in the heart of Tuscany – one of Calgary’s most desirable northwest neighborhoods! Features You'll Love: Bright and open-concept living area. Modern kitchen with granite countertops, matching stainless steel appliances and more! Spacious primary bedroom with walk-in closet & ensuite. Fully finished basement with wet bar and 2 beverage coolers! Private patio – perfect for morning coffee, evening relaxation or just hanging out. Great Western exposure will have you basking in the afternoon sun - loving life! Enclosed (porch) sitting area off the main floor from back door, and walk out basement with a natural wooded green space past the lawn, add to the luxurious feeling of this home. Low-maintenance lifestyle with affordable condo fees. Air conditioned for those hot days and a tankless hot water system. Pet-friendly New Home Warranty included Why Tuscany? Family-friendly, peaceful, and beautifully landscaped community Access to Tuscany amenities - community centre, splash park, rinks Close to top-rated schools, parks, walking paths, and ravines Quick access to C-Train, Stoney Trail, and Crowchild Trail. Minutes to the mountains, Cochrane, inner city, south Calgary. Many major roadways including Stoney Trail, highway 1A and many more. Minutes to shopping, restaurants, and services Whether you're a first-time buyer, downsizing, or investing, this townhouse offers exceptional value in a prime location. New owner has option to accept current home security system